

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on January 19th, 2016 at 7:00 p.m., in the Council Room in the City Office at 90 West Young Street.

MINUTES

JANUARY 19TH, 2016 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chairman Doug Garfield
MEMBERS	Robert Lynam, Julie Anderson, Nathan McClellan.
EXCUSED	Jim Brown, David Griffith, Dave Carter.
CITY STAFF	Steve Garside, City Planner; Tony London, City Council Member; Ray Little, Mayor, Jeff Wardell, City Council Member.
OTHERS PRESENT	
INTRODUCTION	Chairman Doug Garfield called the meeting to order and welcomed all in attendance.

WORK SESSION

DISCUSSION	<p>Final Subdivision Approval-Valley View Apartments- This proposal is for the eventual development of 180 units, to be located in 12-plex and 24-plex buildings at the subject location. Steve had stated the dimensions of the parking stalls are illustrated as 9' by 18', and the Code requires 9' by 20'. The applicant is increasing the sidewalk to a 6ft width rather than the required 4ft. From an administrative stand point, the developer's presentation will be more aesthetically pleasing as well as address safety concerns that occur with concrete tire barriers. The Commission agreed with Mr. Garside's stand point and will leave the parking stalls as presented.</p> <p>During preliminary review of the project, discussion occurred regarding 800 East. The Commission has the option during final approval of completing the road or the City entering into a delay agreement until future development occurs. Nathan McClellan asked the process of ensuring that in the future, the delay agreement would be enforced. The delay agreement is recorded at Morgan County recorder's office as well as with Morgan City's records. No future development could occur without satisfying the delay agreement. Tony London expressed the concern of dust from an unfinished road as well as unauthorized vehicular activity occurring with the unfinished road. Development representative Mark Thayne stated they would be willing to do whatever the City would like. 800 East does not show finished on the Final Subdivision drawings but could be added. The Commission asked Mr. Thayne what would be the design of the road. Mr. Thayne indicated asphalt, curb and gutter with sidewalk on the upper side of the road with concrete barricades at the end to detour any off road activity. The Commission along with the applicant agreed to require 800 East installments instead of a delay agreement. Commission discussed phasing and looked at elevations. Julie Anderson stated her concern about the room around the playgrounds and discussed covered parking with adding additional garages. Steve Garside stated garages and covered parking are not required as per Ordinance and cannot be a requirement. The room requirements around playgrounds are not footage specified.</p> <p>Subdivision Concept Approval-Mountain View Estates- This proposed project contains approximately 27.15 acres. For the most part, it is currently vacant property. The zoning designation for the easterly portion, nearest 700 East, is R-1-8, single family residential, and the General Plan identifies this as an area for low density residential. The portion of the property nearest I-84 is zoned C-H, commercial highway, and the General Plan identifies it as such.</p> <p>Nathan McClellan asked the development representative Mark Thayne is the developer developing just the infrastructure and then home owner build or Developer/builder, specific housing requirements, CC&R's,</p>
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	<p>HOA, etc.? Mark Thayne indicated they would be doing the infrastructure and the owners purchasing lots would have the option to employ them as the builder or employ their own. There will be no CC&R's or Home Owners Association. Julie Anderson asked who decides if there is a park. Since this will not have an HOA or CC&R's open space is not required.</p> <p>Appointment Planning Commission Vice Chairman-Deferred until General meeting.</p> <p>Appointment Recommendation Planning Commission member for Historic Committee-Deferred until General meeting.</p> <p>Utility Placement and Landscape requirements in the Industrial Zone-Due to time restrains, utility placement and landscape requirements in the Industrial Zone were not discussed and will be placed on the next Planning Commission work session.</p> <p>City Council member Tony London stated the need to revisit the Fencing Ordinance as well as off premise signage. An issue came up about utilities verses fencing. Currently the Ordinance requires fencing to be behind the utilities. Is this necessary? Also, with more businesses looking to relocate in Morgan, a discussed occurred asking about advertising business location with off premise signage. Currently off premise signage is prohibited. Doug Garfield asked that these items as well as the utility placement and landscape requirements in the Industrial Zone be placed on the next Planning Commission work agenda.</p>
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GENERAL SESSION

MINUTES APPROVAL – December 15th, 2015

MOTION	<p>Julie Anderson moved to approve minutes of the Planning Commission Meeting December 15th, 2015 as presented with one minor typing correction.</p> <p>Second: Robert Lynam Voting: Unanimous</p>
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ITEM #1 FINAL SUBDIVISION APPROVAL-VALLEY VIEW APARTMENTS

DISCUSSION	<p>The Planning Commission granted concept approval at the September 2015 Planning Commission meeting, and then preliminary approval in November. This proposal is for the eventual development of 180 units, to be located in 12-plex and 24-plex buildings at the subject location. The current zoning is RM-15, which is consistent with the General Plan for this area. This property has single family homes to the west, and is otherwise surrounded by vacant property. To the southwest are the single family homes that front along 700 East. The General Plan indicates this area is to be medium density multi-family residential. The proposal is consistent with that element of the General Plan. While this property could house 252 units, the applicant's proposal is for 180 units. It also appears that the applicant plans on completing this project in 4 phases.</p> <p>PLANNING ISSUES:</p> <p>During the Concept approval process, several issues were discussed and made a part of the staff memos. Those are set forth in this memo as well, along with the applicant's response to those concerns:</p> <p>Parking. There is sufficient parking for the project. While phase 1 meets the minimum requirements, the other phases provide extra parking stalls. The dimensions of the stalls are illustrated as 9' by 18', and the Code requires 9' by 20'. During the work meeting, the Commission discussed the applicant presenting a six foot sidewalk with the 9' by 18' dimensions stall. From an administrative stand point, the developer's presentation will be more aesthetically pleasing as well as address safety concerns with concrete tire barriers.</p> <p>Landscaping. The landscape plan shows that the proposal meets the requirements of the ordinance. The landscaped areas exceed the minimum requirement of 30%, and the number of tree plantings also meets the</p>
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	<p>code requirements.</p> <p>Neighborhood mailboxes. The plan contains plans for the mailboxes, which also must satisfy the requirements of the postal service.</p> <p>Signage. Any signage must be approved through the sign permitting process.</p> <p>Lighting. A photometric plan has been submitted, which meets the ordinance. The applicant must also ensure that the source of the light (bulb) must also be screened. This will be important, particularly with the significant grade changes.</p> <p>Fencing. Fencing is not required along the exterior boundary. The plans show that the dumpsters are screened.</p> <p>Amenities. The applicant has provided the proposed inventory for the play areas, and planning staff is satisfied with the proposals and their locations.</p> <p>Street Improvements. Generally when property is developed, each of the proposed roadways, including the attendant facilities, such as sidewalks, should be completed along that frontage. This would include the completion of 800 East. The developer must either complete 800 East in conjunction with each phase that fronts that roadway, or provide an acceptable proposal for its completion. The applicant may seek the approval of a delay agreement. This would be an issue that would need to be addressed in the recommendation to the City Council.</p> <p>Phasing of the Project. Each phase of the project must stand on its own in meeting the requirements of the code. As illustrated, each phase satisfies that requirement. The applicant has represented that the pool and clubhouse will be completed with Phase 3.</p> <p>RECOMMENDATION:</p> <p>The only remaining issue is the size of the parking stalls. Otherwise the project is ready for a recommendation to the City Council. As a part of the recommendation, the Commission must also make a recommendation regarding 800 East. The options are for the applicant to finish the portion of the right of way that abuts the project, or enter into a delay agreement with the City, requiring the applicant to complete the connection at a subsequent time, in conjunction with future development. Staff has no preference regarding the options for the roadway. Otherwise, upon addressing the size of the parking stalls, staff recommends that the Commission forward a recommendation to the Council granting final approval.</p> <p>Doug Garfield stated during the Planning Commission work session the Commission along with staff and the developer agreed to finish the portion of the right of way of 800 East that abuts the project. Doug asked City Council members present their view of 800 East. Jeff Wardell would like 800 East finished. Tony London had expressed his view to have the road finished during the work session. Steve Garside stated during the motion, the Commission will need to address the completion of 800 East.</p> <p>The Commission began discussing and asking questions regarding landscaping, raw ground, trees and tree types, etc. A landscape plan was submitted at the end of November 2015 with the commission reviewing those plans. The developer had submitted a final landscape plan along with 42 pages for final review of the development. Only beneficial pages of the 42 pages for final review were distributed in the Planning Commission member's packet. The Commission members did not receive a copy of the final landscaping plans prior to meeting. The Commission along with staff reviewed a copy of the final landscape plans and determined the plan exceeded the minimum requirements.</p>
MOTION	<p>Robert Lynam moved to recommend Final Subdivision Approval for Valley View Apartment to the City Council with the following recommendations; that the applicant complete 800 East of the portion of the right of way that abuts the project, that the 9x18 parking stalls with 6ft sidewalks be accepted as presented.</p> <p>Second: Julie Anderson Voting: Unanimous.</p>

ITEM #2 SUBDIVISION CONCEPT APPROVAL-MOUNTAIN VIEW MIXED USE

DISCUSSION	<p>BACKGROUND:</p> <p>This proposed project contains approximately 27.15 acres. For the most part, it is currently vacant property. The zoning designation for the easterly portion, nearest 700 East, is R-1-8, single family residential, and the General Plan identifies this as an area for low density residential. The portion of the property nearest I-84 is zoned C-H, commercial highway, and the General Plan identifies it as such.</p> <p>REVIEW:</p> <p>For the easterly portion, the application is consistent with both the existing zoning classification and the General Plan designation. In this zone, each residential lot must be a minimum of 8,000 square feet. The proposal meets that requirement. The existing land uses adjacent to the subject property is residential and agricultural. There are existing residential structures along 700 East, and this project abuts those homes.</p> <p>The dividing line between the identified zones isn't precise, however the current maps reflect that the location of the change in zoning is clearly more than the 200 feet shown in the proposed subdivision. In order to proceed with this project, an amendment to the General Plan and a zone change will be necessary. Based on existing residential and commercial uses, it appears such an amendment and zone change would be in keeping with what has occurred in the area.</p> <p>It appears as though there are sufficient utilities and capacity for the proposal. Again, additional refinement of the calculations and impacts will be needed. However, for purposes of conceptual approval, the information provided is sufficient.</p> <p>As the project progresses, soils testing will also be required.</p> <p>RECOMMENDATION:</p> <p>Planning Staff recommends approving the concept plan with the following conditions and understandings:</p> <p style="padding-left: 40px;">An application for an amendment to the General Plan be submitted along with an application for an amendment to the zoning classification for the portion of the project currently zoned C-H.</p> <p>Robert Lynam questioned the area marked as future development of RM-15 zoning. Robert asked the intentions of the developer for that area. Mark Thayne stated in a previous meeting, a Commission member indicated a need for senior housing. This area is projected to be patio type housing for a 50+ community. Question arose regarding a landscape buffer and fencing between the R-1-8 of Mountain View Mixed Use and the Commercial Highway zoning. Steve Garside said it would be the responsibility of the Commercial development to provide the landscape buffer and fencing. As long as the northwesterly area stays as a field, no fencing is required.</p> <p>During the work session, Nathan McClellan asked the development representative Mark Thayne if the developer developing the infrastructure only and then home owner build, Developer/builder, specific housing requirements, CC&R's, HOA, etc. Mark Thayne indicated they would be doing the infrastructure and the owners purchasing lots with the option to use their builder or employ their own. There will be no CC&R's or Home Owners Association.</p> <p>Steve Garside reiterated this is a concept approval motion. The applicant will need to apply for an amendment to the General Plan along with an application for an amendment to the zoning classification prior to Preliminary approval. The applicant will need to meet with the Water Advisory Board prior to Final approval as there are open and active water ditches on the development area.</p>
MOTION	<p>Nathan McClellan moved to grant Concept approval for Mountain View Mixed Use located approximately 700 East and Great View Dr.</p> <p>Second: Julie Anderson Voting: Unanimous.</p>

ITEM #3 APPOINTMENT PLANNING COMMISSION VICE CHAIRMAN

DISCUSSION	Nominate Nathan McClellan. No other nominations were made.
MOTION	Declare by acclamation Nathan McClellan for the Planning Commission Vice Chairman. Second: Voting: Unanimous.

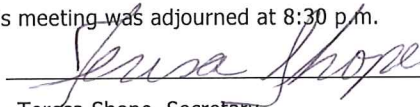
ITEM #4 APPOINTMENT RECOMMENDATION PLANNING COMMISSION MEMBER FOR HISTORIC COMMITTEE

DISCUSSION	Planning Commission discussed recommending Robert Lynam as Planning Commission member representation for the Historic Committee. Robert Lynam agreed to serve if appointed by the Mayor and City Council.
MOTION	Robert Lynam moved to recommend for appoint Robert Lynam as Planning Commission member representation for the Historic Committee. Second: Julie Anderson. Voting: Unanimous.

ADJOURNMENT:

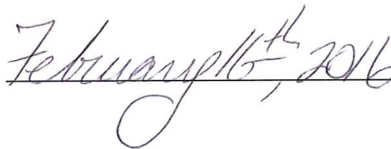
MOTION: Julie Anderson moved to adjourn the meeting.

This meeting was adjourned at 8:30 p.m.



Teresa Shope, Secretary

These minutes were approved at the

 meeting.